

## THE CASE STREET AREA

A Formula for the Preservation and Development of a Unique Section of the  
Town of Granby



Prepared by the Case Street Area Study Committee

October 18, 2006

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## A Formula for the Preservation and Development of a Unique Section of the Town of Granby

Report from the Case Street Area Study Committee.

### INTRODUCTION

At the Planning and Zoning Commission meeting of January 10, 2006 the Planning and Zoning Commission appointed a Case Street Area Study Committee to study the Case Street area and to report its findings and recommendations to the Commission. In general, the Case Street area includes at minimum, Edgerton Road, Fielding Woods Road, Hickory Hill Way and Knollwood Lane. The area extends from Case Street to the Town boundaries of Canton and Barkhamsted and extends to and includes the existing permanently preserved lands of the State of Connecticut and the McLean Game Refuge. A map of the study area is identified as Exhibit 1 in the appendix.

The members of the Case Street Area Study Committee are identified in the Appendix, Exhibit 2. The members of the Committee include a private engineer who has worked on a variety of development applications throughout the Town of Granby; two local home builders, the Granby Wetlands Officer; a former member of the Planning and Zoning Commission, the Chairman of the Conservation Commission, the Granby Deputy Fire Marshal, a Case Street resident who is also an employee of the State DEP, 3 other Case Street area home owners, and the Town's Director of Community Development. The Granby Police Chief was available to answer questions and to provide advice to the Committee members.

The establishment of the Case Street Area Study Committee followed the Planning and Zoning Commission's adoption of a moratorium which limited the subdivision of property within the Moratorium Area to the creation of 3 or less lots. The moratorium map, as adopted, is identified as Exhibit 3 in the appendix. The moratorium is in place for a period of 12 months, beginning on 2-1-2006 and ending on 2-1-2007. In adopting the moratorium the Commission cited Section 8.29.1, Statement of Purpose for the adoption of the Moratorium. This Statement of Purpose is identified as Exhibit 4 in the appendix. The study area differs from the moratorium area as the Planning and Zoning Commission removed a parcel of approximately 100 acres from the moratorium area in its final decision on the moratorium. This parcel was removed primarily because a subdivision application was pending for this property and Town Staff had suggested that they could work more effectively with the applicant on design modifications if the area was removed from the moratorium. This property is however a part of the overall study area.

The Committee held its first meeting on January 31<sup>st</sup> and following an introduction of the members held a general discussion of the area and adopted a Mission Statement. The mission statement is attached and identified as Exhibit # 5 in the appendix.

## **THE STUDY AREA**

The Study Committee met on 8 different occasions. The meeting minutes are available in the Office of the Granby Town Clerk. At these meetings the Committee put together and studied various maps of the study area and surrounding land areas, reviewing contour lines, identifying steep grades, reviewing soil data, soil maps, identifying adjacent areas of permanently preserved open space and discussing the uses of land and quality of life issues of the area residents. The study area has become an area of much discussion due to the existence of large undeveloped properties and the potential that many of these properties could be offered for development in the near future. The area contains approximately 2,050 acres and fewer than 70 homes. This area has seen very little development over the past years, particularly in comparison the other areas of the Town of Granby.

Of the study areas 2,050 acres, 820 acres are permanently preserved as open space. The remaining 1,230 acres are made up of separate parcels of property in private ownership. Of these, 7 properties contain in excess of 84 acres, for a total of 680 acres. That is, 55% of the study areas total private property is contained within 7 properties. Twenty-four privately held properties contain over 9 acres, for a total of 1,030 acres. Properties containing 9 acres or more make up 84% of the total privately held land within the study area. The above outlines the significant impact that a few large property sales and subsequent development could have on the study area.

## **LOCATION**

The Committee noted that the study area is far removed from the Granby Center area and the Town Administrative, Police, Public Works, Education and Fire Protection services. Case Street has the highest elevation within the Town of Granby, an elevation of 1,150 feet. This elevation is over 900 feet higher than the Center of Granby and on average 900 feet higher than Granby's 4 school locations. Committee members noted that it is not unusual to find heavy snows falling over the study area while it is raining in the Granby Center area. Such conditions can be a challenge for the Superintendent of Schools who must make decisions for the entire school system and for the Department of Public Works. The area is over 700 feet higher than the elevation of the nearest Fire Station, which is located on West Granby Road. The closest Case Street home to this Fire Station is over 3 miles away. The farthest home from this Fire Station is just less than 5 miles away.

The Committee expressed concern for the intersection of Case Street and Barkhamsted Road. It was noted that Case Street descends steeply to this intersection and area residents noted numerous instances when cars slid through the intersection, particularly during winter conditions. Also noted was the difficulty that many vehicles encounter when attempting the go up Case Street from this intersection, again particularly during winter conditions. Maps of the area are identified as Maps A-F and are found in the Appendix.

## **QUESTIONNAIRE**

It was determined that a resident questionnaire would help the Committee to understand the use of property and quality of life issues within the study area. A questionnaire was prepared and sent out to all of the area homeowners and property owners of record. The Committee received an overwhelming response to the questionnaire with approximately 50% of the residents responding. The responses clearly demonstrated that the area residents valued the rural nature of this area. Many had outbuildings and animals that are typical of a rural environment. Overwhelmingly the residents of the study area stated that they enjoyed wildlife and the dark skies. The residents clearly enjoyed the remoteness of the area and the agricultural setting. Not surprisingly the area residents did not like speeding cars, peak hour traffic and encroaching development. Overall the residents wanted to see the rural nature, wildlife and farms preserved. The information was extremely helpful in understanding the resident's use of land, concerns, desires and goals. The resident questionnaire form is attached to this report and is identified as Exhibit #6 in the Appendix. A breakdown of the resident's response is identified in the appendix as Exhibit #7. (Note: A complete packet of all responses is available in the Granby Office of Community Development).

## **FIRE SAFETY**

**The issue of fire safety and the ability of the Lost Acre Fire Department to rapidly respond to the study area in fire emergencies was a topic of discussion that arose from the first Committee meeting. The Committee discussed the delivery of large quantities of water up the steep road grades to the study area. Fire ponds were discussed as were underground water storage tanks. It was noted that large underground water storage tanks were proposed for the Edgerton Road Subdivision. The maintenance and responsibility of fire ponds and tanks was discussed. In general while most Committee members agreed that fire ponds and tanks would be helpful, their effectiveness in serving the entire study area was questioned. As the Committee continued with these discussions, a meeting was held where the Granby Deputy Fire Marshal, John Oates conducted a detailed workshop including a power point presentation and short movie. He discussed Granby's Fire Department (the Lost Acres Fire Department); fire in general, how a fire goes out, the effects of fire, firefighting challenges in rural areas, policy level solutions and options. He specifically identified concerns for providing fire safety and protection for this area. He concluded that the most effective way to address fire safety was to require fire sprinkler systems for all new construction within this area. The fire protection handout is available in the Office of Community Development. Mr. Oates has offered to present a fire safety workshop for the Planning and Zoning Commission.**

## **SOILS**

The Committee spent a significant amount of time reviewing the area soil conditions and slopes to understand the capability of the soils to handle septic discharge. Tom Grimaldi and David Askew spent an evening discussing septic design and soil types typically found within the study area. To aid in understanding septic design and soils the Committee reviewed two recent subdivision plans prepared for Edgerton Road and Knollwood Lane. The FRD subdivision for Edgerton Road presented numerous concerns due to the reduced size of the lots and the required separation distances mandated by the Public Health Code. The Farmington Valley Health District had identified concerns, due to the reduced size of the lots. By viewing the details outlined on the subdivision maps, the Committee could appreciate the difficulty in locating a home, driveway, septic system, well and underdrains and grading the lot all within a very limited area. The Committee expressed concern that the marginal soil conditions would significantly limit a future homeowners options for common residential uses including the construction of swimming pools and other accessory structures. Additionally, the Committee felt that the FRD lot size was inconsistent with the typical lot size found throughout the study area. This proposal was then contrasted by the Knollwood Lane proposal where 2 lots of over 13 acres each were proposed. Even at 13 acres, the area soils presented a challenge to accommodate the homes, septic systems, wells and other amenities such as barns. Members commented that residents of this area appear to want larger lot sizes and tend to have horses, chickens, goats and other animals as well as barns and gardens. Due to the soil conditions, larger lot sizes are necessary to provide for such uses while more adequately providing for the septic systems, wells, underdrains, re-grading, etc.

## **OPEN SPACE**

The Case Street area is surrounded by very large tracts of permanently preserved open space. These open spaces are primarily protected within the McLean Game Refuge and by the Connecticut Department of Environmental Protection. The study area is completely separated from other residentially developed areas by this expansive open space and through its borders with the Towns of Canton and Barkhamsted. The Committee reviewed the adjacent areas of permanently preserved open spaces within Granby and with the help of DEP mapping and maps of the adjacent towns, outlined open space outside the borders of Granby. The Committee drew out connecting linkages between permanent open spaces using stream belts, wetlands, and steep slopes. These linkages could become wildlife corridors and perhaps public trails, thereby advancing the goals of the Town's Plan of Conservation and Development, while addressing the wishes of the area residents. Further, these corridors could be accomplished without reducing the development potential of existing properties through the application of the existing open space set asides and the use of un-developable land areas.

## **DEVELOPMENT AND PRESERVATION**

The Committee analyzed the development potential and limitation of area properties, based on slope conditions, soils, wetlands and access. The Committee thought about the ways to preserve the important area features while providing for future development. In general the Committee agreed that a 4 acre minimum lot size would be more appropriate for the study area based on current residential use and environmental constraints. Such lot sizes would not significantly reduce the potential density of the study area properties as these properties typically face a variety of building limitations. Larger lot sizes will help to keep the overall area density in line with the typical area development while

limiting the future public demand for services within this remote area. The Committee felt that a 20 acre property within the study area would yield no more than 5 building lots under the current zoning regulations.

Not surprisingly, normal lot development will occur on the most appropriate areas of a lot. Most of the lot area will remain undeveloped and perhaps used for gardens or grazing or remain woodlands. Areas of wetlands and steep slopes, while a part of the lot, will typically remain as woodlands. Creative lot designs were discussed in an effort to direct development to the most suitable land areas. The Committee suggested placing the homes back from Case Street to aid in preserving the area streetscape and to avoid the objections of speeding cars and traffic. Greater options for the design of new subdivision lots were fostered through the reduction of street frontage from 200 to 100 feet. The Committee attempted to address the desire to preserve the agricultural presence by proposing to eliminate existing barn setback restrictions and worked to preserve the dark night skies by proposing outside lighting standards. The Committee reduced many of the possible Special Permit uses currently allowed, finding that such uses were inappropriate for the study area. Such uses include; funeral homes, golf courses, schools, public assembly uses and health care facilities. The Committee also agreed to eliminate FRD developments from the study area, as reduced lot sizes were contrary to the findings of this report.

The Committee attempts to address the fire safety concerns by requiring sprinklers systems in the construction of new homes.

Exhibit #8 contains comprehensive Zoning Regulation changes, including a draft of a new zoning district, designed to accommodate and encourage appropriate conservation and development for this area.

## **OTHER RECOMMENDATIONS**

As noted above, the Committee discussed the concerns of the Case Street and Barkhamsted Road intersection. There is certainly no simple solution to this concern. However, a view of the property maps shows that the intersection could be relocated 500 to 1000 feet southwest of the current location on Barkhamsted Road. Such relocation would require that a portion of Case Street be relocated through property currently owned by the State of Connecticut, Department of Environmental Protection. The relocation could significantly reduce the steep grade at the intersection thereby making it safer and more convenient. We recommend that the Town pursue the intersection relocation with the State of Connecticut.

The excessive speed of vehicles traveling along Case Street presents a danger to the drivers, the residents, their pets and wildlife. While Case Street is a linkage between Canton and Granby, the road is not designed for excessive speed. Speeding was identified as a concern and an annoyance by Committee members and those responding to the questionnaire. The Committee recommends that the Town study the issue of speeding vehicles to determine if the current speed limit is appropriate and to ascertain if traffic calming measures could be incorporated into the road design.

As noted above, permanent open space linkages could assure the preservation of wildlife corridors and provide opportunities for hiking trails. While such linkages can be acquired together with future development applications, the Committee suggests that the town take a more proactive approach by seeking to purchase preservation easements over such areas. As the corridors are typically areas where development is restricted due to steep slopes, streams and wetlands, the cost to the Town may be minimal. Purchasing preservation corridors will also financially assist current property owners without impacting their current use or ownership of the land. The Committee notes that funding for purchase is available through the State Department of Environmental Protection.

## **CONCLUSION**

The Case Street area has seen very little new development over the past years. It is an area with large tracts of undeveloped properties. It is an area with significant developmental constraints and an area far from most Granby public services. The Case Street area is also a very beautiful area with special features that the current residents would like to see preserved. The Committee believes that the area's primary features can be preserved and that the public's health, safety and welfare can be maintained together with the appropriate development of new single family homes. The methodology to provide for this conservation and development is contained within the proposed Zoning Regulations.

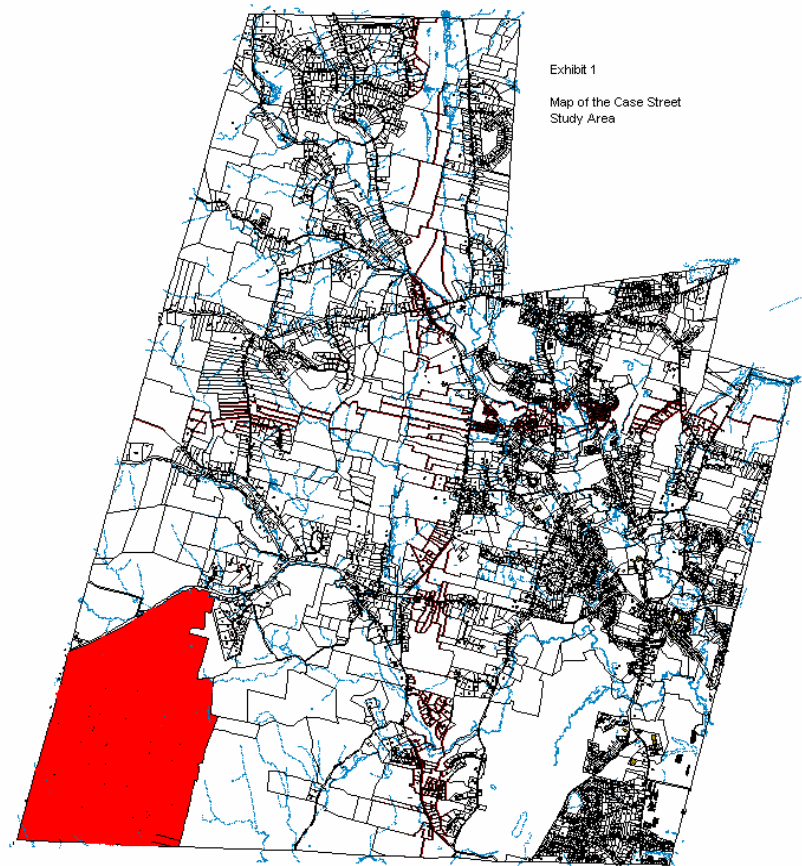
The Town of Granby has R30, R50, R2A and PRD residential zoning. Appropriately, the required minimum lot sizes are smaller within the Town Center and become larger as the distance from the Town Center increases. The Town has consistently agreed to change the zoning within the center and along the transportation corridors where public sewer and water lines are available to provide for higher density development. The Committee's proposal to modify the zoning within the Case Street Study Area is consistent with the smart growth principles that the Town of Granby has applied for many years. The proposed Zoning Regulations can lead to; the development of new lots that future buyers will find desirable; development that is consistent with the areas development constraints; a limited reduction in overall housing density within an area that is difficult to service; the promotion of the health, safety and welfare of the residents and the preservation of the areas important features as noted by the current residents.

The Committee members thank the Planning and Zoning Commission for the opportunity to study this important area and hope that the Commission will find this report useful when making future decisions on the preservation and development of the area.



## Exhibit 1

### Map of the Case Street Study Area





## **Case Street Area Study Committee**

Tom Grimaldi, PE

Mike Wosczyzna –

Suzanne Barkyoumb

David Askew

John Demyon

John Oates

Fred Wilhelm

Cris Anderson

Dean Anneser –

Jeffrey Battiston

Joanne Malavé

Fran Armentano

### **Exhibit 3**

#### **Area subject to Subdivision Moratorium**

*Approved: January 10, 2006*

*Effective: February 1, 2006*

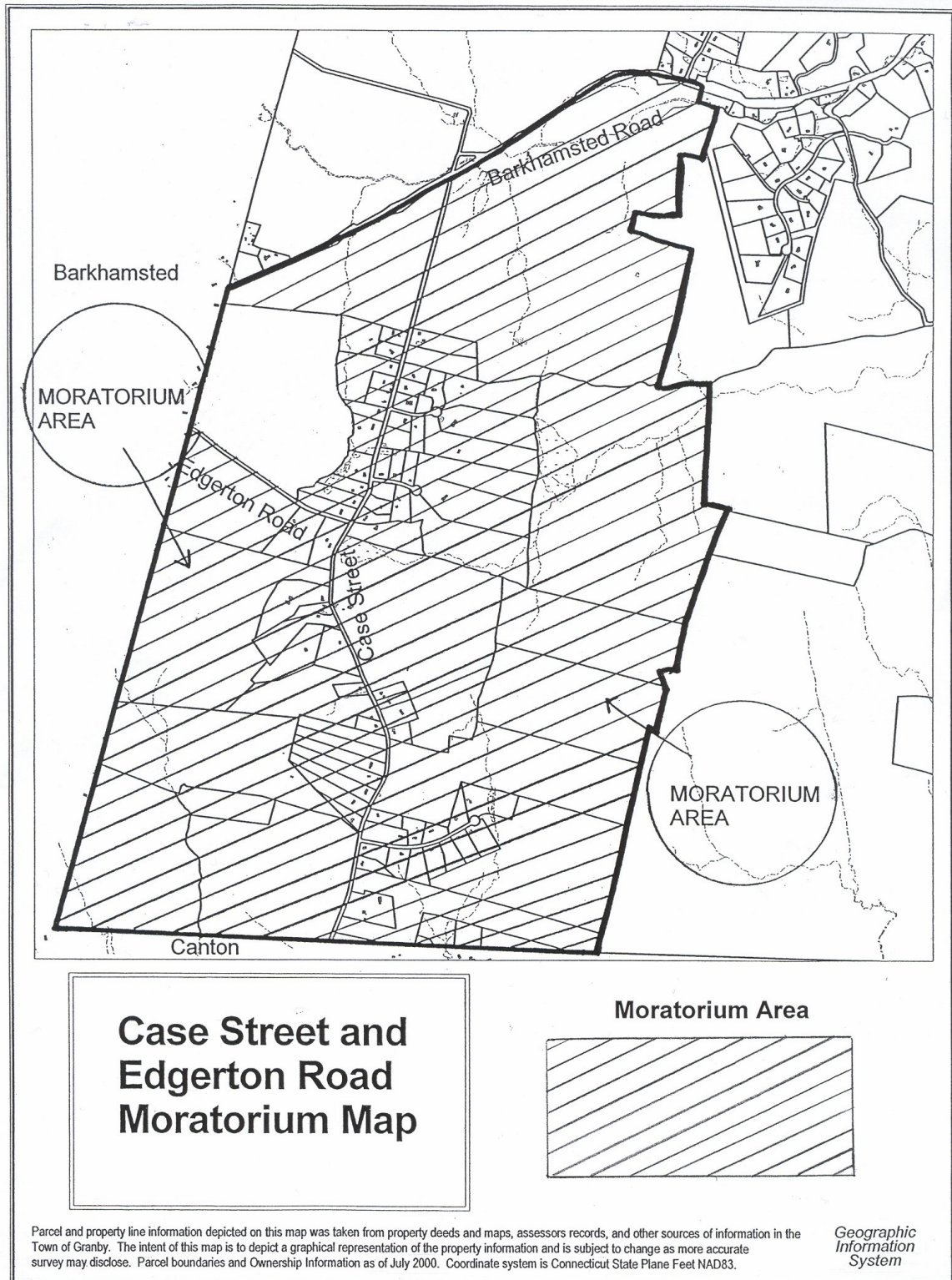
*Moratorium ends*

*on January 31, 2007*

*See Section 8.29*

*Temporary and*

*Limited Moratorium*



## **Exhibit 4**

### **8.29.1      Statement of Purpose**

This section has been adopted to provide the Commission with the time necessary to complete a study of an area of approximately 2000 acres within an area as outlined on a map titled Case Street and Edgerton Road Moratorium.

This area warrants specific study due to:

The area's difficult terrain and elevation.

The area's lack of public water and public sewer and the limited ability of the soils to accommodate septic systems.

The proximity of the area to Towns of Canton and Barkhamsted.

The impact and opportunities provided by the adjacent areas of permanently preserved open space.

The area's limited access to other areas of the Town of Granby.

The deficiencies and limitations of the area road network.

The substandard condition of the primary road intersection serving the area.

The difficulty of serving the area by emergency and public vehicles.

This temporary and limited moratorium has been adopted to provide the time necessary to examine potential development issues created by the area's unique conditions in order to meet statutory responsibilities and protect and promote the public's health, safety and general welfare. It is further adopted:

- To provide the Commission and Town Staff the adequate time necessary to prepare a study of the specific area;
- To avoid a situation where new subdivisions are prepared without benefit of possible amendments that may be prepared in response to the study;
- To avoid a situation where new subdivision applications are rapidly designed in an effort to predate possible changes to regulations that are applicable to the area defined within the Moratorium map;
- To spare applicants the expense of designing applications which may not be in conformance with the amended regulations.

The Commission chooses to adopt a very limited area of study based on the unique character of the specific area, in an effort to complete the study in a timely manner and in an effort to limit the impact on the overall community.

## MISSION STATEMENT

1. To identify development concerns and constraints.
2. To identify open space linkages.
3. To analyze existing residential use.
4. To review existing Zoning and Subdivision Regulations
5. To prepare modifications to the Zoning and Subdivision Regulations based on findings.
6. To make other recommendation as appropriate.

## **Case Street Area Questionnaire**

**Please feel free to add comments to the questions. You can write comments on the back and/or use additional paper.**

Why did you choose the Case Street area to live?

How many acres does your property contain?

Is there a single family home on the property? What type?

Are there separate out-buildings on the property? How many? Approximate sizes? Uses?

Do you have any farm animals or pets that require a more rural environment? Explain.

Do you operate a business out of your home or out-building? What type of business?

Do you own any type of heavy machinery? Recreational and/or commercial vehicles? Details?

Do you heat your home with an alternate fuel source such as wood, coal, pellets, solar?

Do you farm any portion of the property? Do you have a garden?

Do you consider wildlife to be a problem or a benefit to the area?

Do you prefer a lighted neighborhood or are you comfortable with a dark night sky?

What do you like about living in this area?

What do you dislike about it?

What would you like to see preserved?

Please feel free to comment on the Mission of the Subcommittee.

## **Exhibit #7**

# Questionnaire Responses

See original report for all questionnaire results.

Report is available in the Granby Town Hall and Library.

E-mail Fran Armentano at [farmentano@granby-ct.gov](mailto:farmentano@granby-ct.gov) for further assistance in obtaining the questionnaire results.



### **SECTION 3**

#### **USE DISTRICTS**

#### **3.10 Rural Conservation R4A**

##### **3.10.1 Permitted Uses**

The following uses are permitted:

**3.10.1.1** Single-family dwellings;

**3.10.1.2** Home occupations, subject to Section 8.8;

**3.10.1.3** Agriculture, subject to Section 8.15;

**3.10.1.4** Governmental buildings and facilities including fire houses; and

**3.10.1.5** Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

**3.10.1.6** Utility Use, subject to Section 8.24

##### **3.10.2 Special Permits**

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

**3.10.2.1** Accessory Apartment, subject to Section 8.5;

**3.10.2.2** Churches, religious buildings and cemeteries and other non-profit organizations;

**3.10.2.3** Day care centers for six (6) or more people in public, private and institutional buildings with a valid State license;

**3.10.2.4** Public and private schools with valid State licenses;

**3.10.2.5** Bed-and-breakfast facilities or inns subject to Section 8.10;

**3.10.2.6** Antique sales subject to Section 8.9;

**3.10.2.7** Farm Stores, subject to Section 8.15;

**3.10.2.8** Garages and Barns, subject to Section 8.1 and 8.15.

**3.10.2.9** Home Instruction subject to Section 8.22

**3.10.2.10** Utility Use, subject to Section 8.24

**3.10.2.11** Farm Hand Residential Facility subject to Section 8.15.14

**3.10.2.12** Residential Landscape Business subject to Section 8.28.

**3.10.3** Required Lot Areas, Yards, Coverage, Heights and Frontages

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.0

**3.10.4** Special Rural Conservation R4A

The R4A Zone is based on a report titled, The Case Street Area, A formula for the Preservation and Development of a Unique Section of the Town of Granby, dated October 16, 2006. The R4A zone is located within an area of sparse development with over 2000 acres of permanently preserved lands in close proximity. The area contains steep slopes and poor soil conditions. The area is known for its dark night skies, abundant and varied wildlife and agricultural lands. The R4A zone is isolated from other areas of Granby by distance and elevation. The area is serviced by one main road, Case Street which steeply rises from its intersection with State Route 219 to an elevation of over 1000 feet. The R4A zone has well defined boundaries with the Towns of Canton and Barkhamsted to the south and west and permanently preserved open space to the north and east. It is a unique, easily identified; separate and special place within the Town of Granby and it deserves special regulations.

**3.10.4.1** To preserve the dark night skies within this area all exterior lighting must comply with the following regulations:

All light fixtures shall be shielded in such a way as to direct all light toward the Earth's surface and away from reflective surfaces.

All light fixtures shall be shielded/shaded in such a manner as to direct rays away from all adjacent property including unoccupied properties and roadways.

Where light fixtures are placed on poles, the highest point of the light fixture shall be placed not more than 10 feet from the ground. All pole mounted lighting fixtures shall be full cut-off luminaire. "Luminaire" means the complete lighting system, including the lamp and the fixture.

Where floodlighting is mounted onto structures, the fixtures must be arranged in a manner to prevent the light from shining towards roadways, onto adjacent residential property or into the night sky.

**3.10.4.2** To aid in protecting properties from fire any building constructed in an R4A Zone shall be protected throughout by a complete fire sprinkler system.

Exception:

- a. Buildings which do not require a building permit for construction.
- b. Buildings that are used primarily for storage **and** do not contain any sleeping area(s).

Each fire sprinkler system installed in accordance with 11.2.1 shall meet the requirements of one of the following:

- (1) NFPA 13, Standard for the Installation of Sprinkler Systems
- (2) NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four stories in Height.
- (3) NFPA 13D, Standard for the Installation of Sprinkler Systems in One-and Two-Family Dwellings and Manufactured Homes.

- 3.10.4.3 To aid providing adequate road networking and the provisions of public road service, maintenance and public protection no new public dead-end roads, as defined by the Subdivision Regulations, may be constructed within this zone.

## **SECTION 5**

### **AREA, YARD AND HEIGHT REQUIREMENTS**

#### **5.0 PURPOSE**

To further the objective of Section 1.1, except as provided for existing lots here within, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these Regulations, and as prescribed in the schedule, which is part of this section and is labeled "Schedule of Areas, Yards and Height Requirements."

#### **5.1 SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS**

<b>ZONE</b>	<b>MINIMUM LOT AREA</b>	<b>MINIMUM LOT FRONTAGE</b>	<b>MINIMUM LOT DEPTH</b>
R4A	4 ACRES	100 Ft	250 Ft.
<b>ZONE</b>	<b>MAXIMUM STORIES</b>	<b>MAXIMUM HEIGHT/FEET</b>	<b>MAXIMUM % LOT COVERAGE</b>
R4A	2 1/2	30 ft.	15%
<b>ZONE</b>	<b>MINIMUM FRONT YARD</b>	<b>MINIMUM REAR YARD</b>	<b>MINIMUM SIDE YARD</b>
R4A	100/50* Ft.	50 Ft.	25 Ft.

Note\*: In the R4A zone no structure may be constructed within 100 feet of the Case Street front street line, or if no street line has been established, within 125 feet

of the pavement centerline. A minimum 50 foot front yard shall apply to all other existing and proposed streets.

## **5.2 ADDITIONAL LOT LAYOUT/DESIGN REQUIREMENTS**

### **5.2.1 Front Yards on Corner Lots**

On corner lots, the front yard requirement shall be enforced on both street fronts.

### **5.2.2 Minimum Lot Frontage/Rear Yards**

On a corner lot the minimum lot frontage shall be required along all streets, and a side yard line shall be required opposite all street lines.

### **5.2.5 Accessory Buildings**

All accessory buildings shall conform to the requirements as provided in Section 8.1.

### **5.2.7 Lot Square**

In the case of subdivision or resubdivision, the shape of all lots, except those in the R4A zone, shall be such that the lot can fit a square having sides equal to the minimum frontage required (for the particular zone where subdivision is proposed) minus twenty-five (25) feet, with one side of the square placed along the required lot frontage as close to parallel to the road as possible. **All lots created within the R4A zone must be designed to accommodate a rectangle of no less than 200 feet by 400 feet within the perimeter of the lot.**

### **5.2.9 Front Yard Requirement**

All buildings shall be set back in accordance with Section 5.1 except that where no building line has been established buildings shall be set back seventy-five (75) feet from the center line of the road.

## 5.2.12 Contiguous Developable Area

All lots created through subdivision or resubdivision shall contain a contiguous developable area equal to at least **60,000 square feet in the R4A zone**, 40,000 square feet in the R2A zone; 35,000 square feet in the R50 zone; and 30,000 square feet in the R30 zone. For the purpose of this Regulation, a contiguous developable area shall be defined as an uninterrupted contiguous area, which does not contain wetlands, watercourses, water bodies, ledge outcroppings greater than 20 square feet, or areas with slopes in excess of 20% that extend 50 linear feet or more. The contiguous developable area may be reduced by 50% when both public water and public sewer are available. Where Flexible Residential Development applications are proposed the minimum Contiguous Developable Area shall be reduced to 20,000 square feet in the R2A zone; 17,500 square feet in the R50 zone; and 15,000 square feet in the R30 zone. The 50% reduction for public water and public sewer shall not apply to FRD applications.

Amend Section 8.10 by removing the R4A zone from the Open Space and Recreation Map.

Amend Section 8.15 as follows:

8.15.9 Barns shall be permitted in R4A, R2A, R50 and R30 zones.

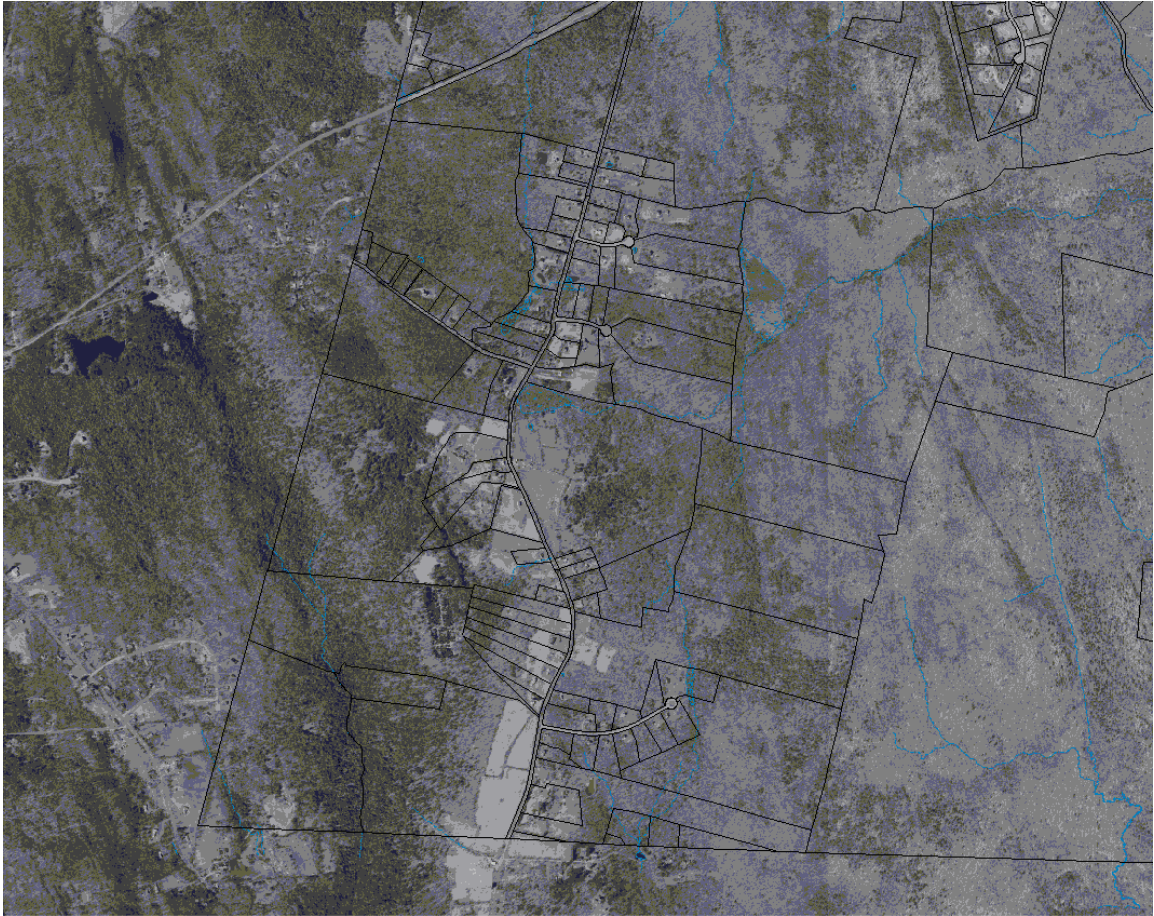
8.15.10 Barns shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 1/2) times the maximum height of the barn; a distance equal to the longest linear dimension of the barn; or a distance in compliance with Section 5 of these Regulations, whichever is greatest, **except that within the R4A zone, the maximum required yard for a barn shall be 50 feet.**

## USGS with Overlay Lot Lines



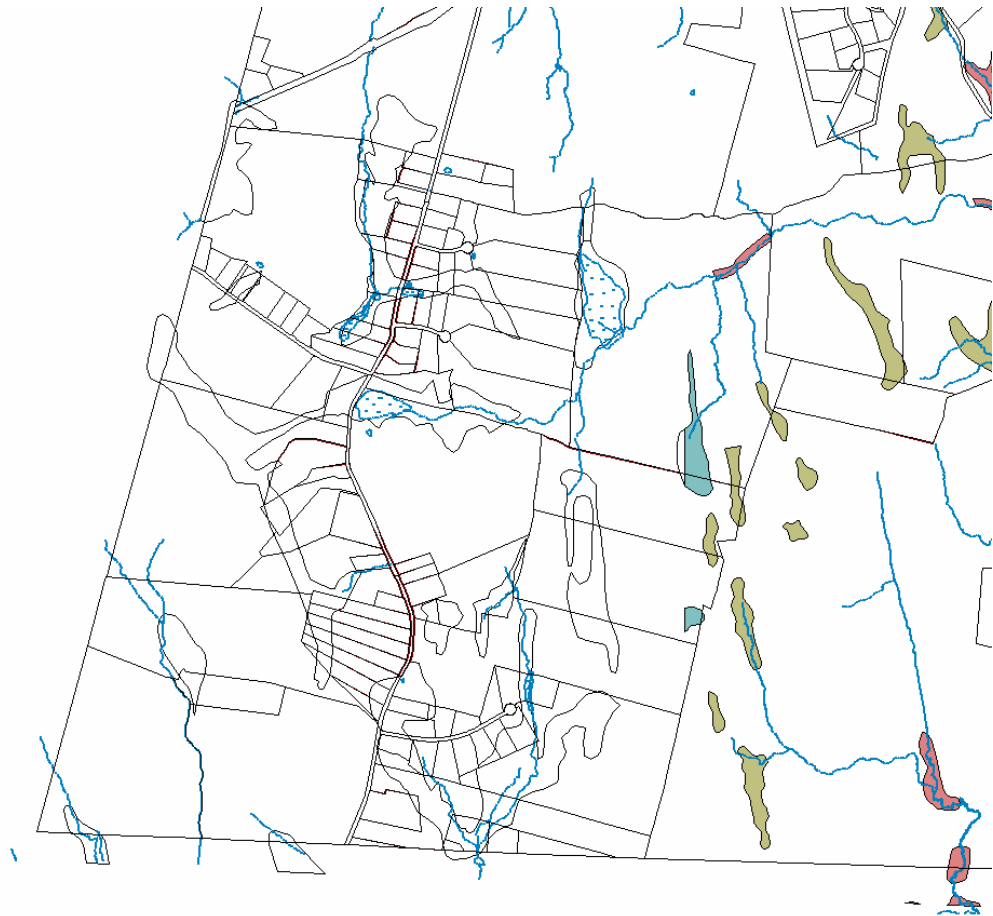


Case Street Area Aerial View

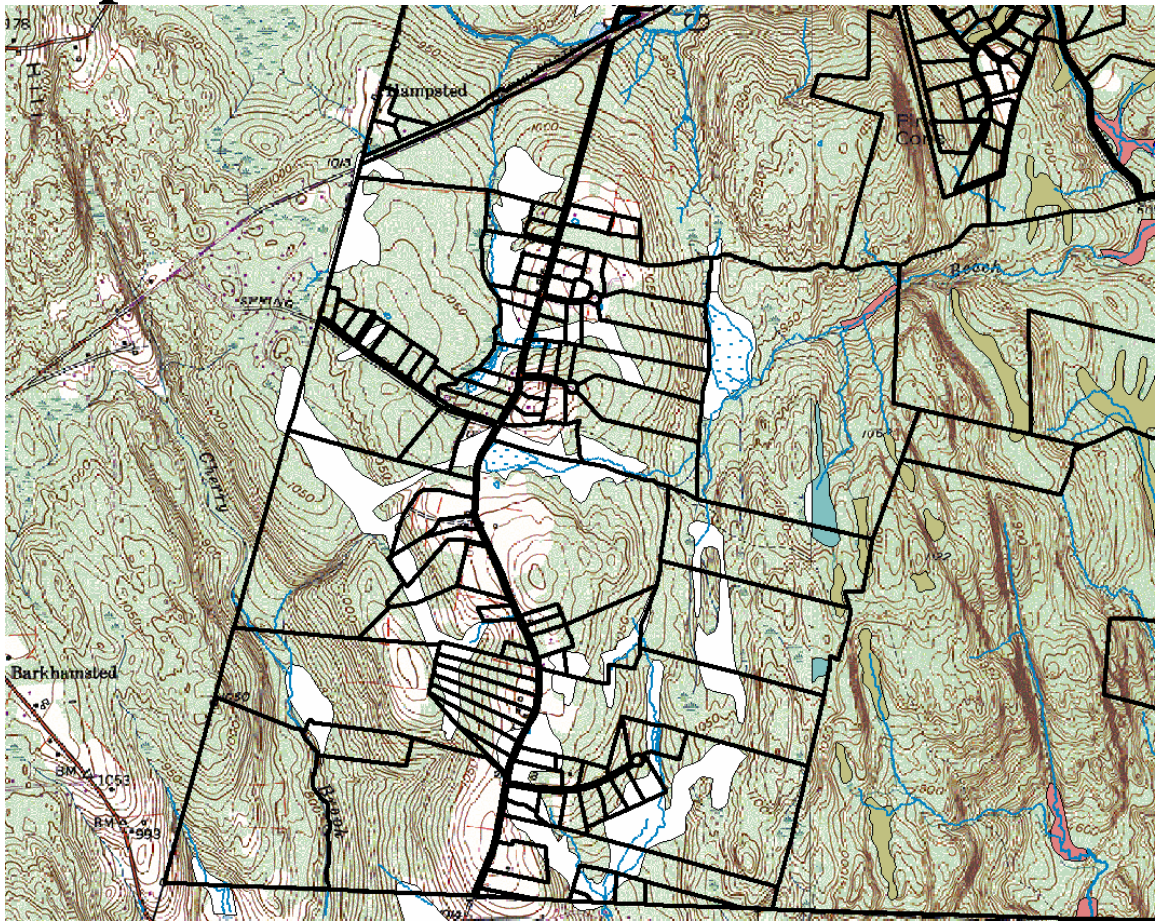




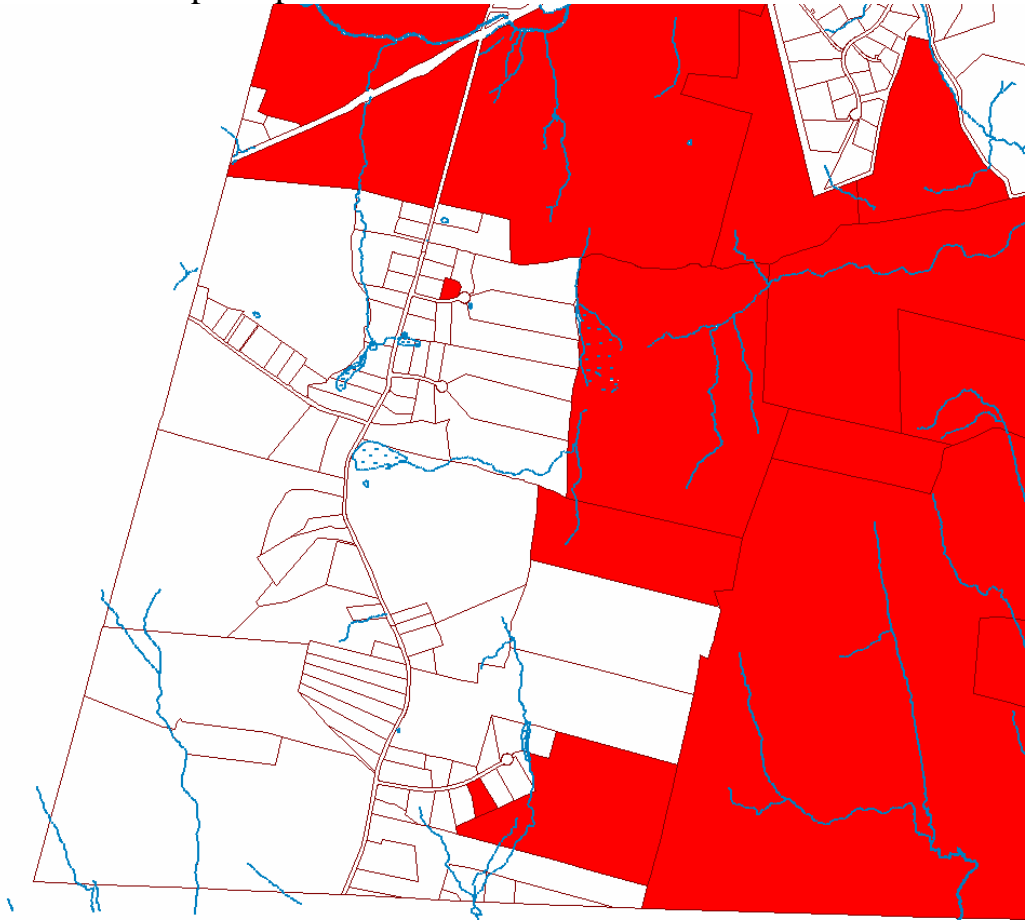
# Wetlands



# Slopes and Wetlands

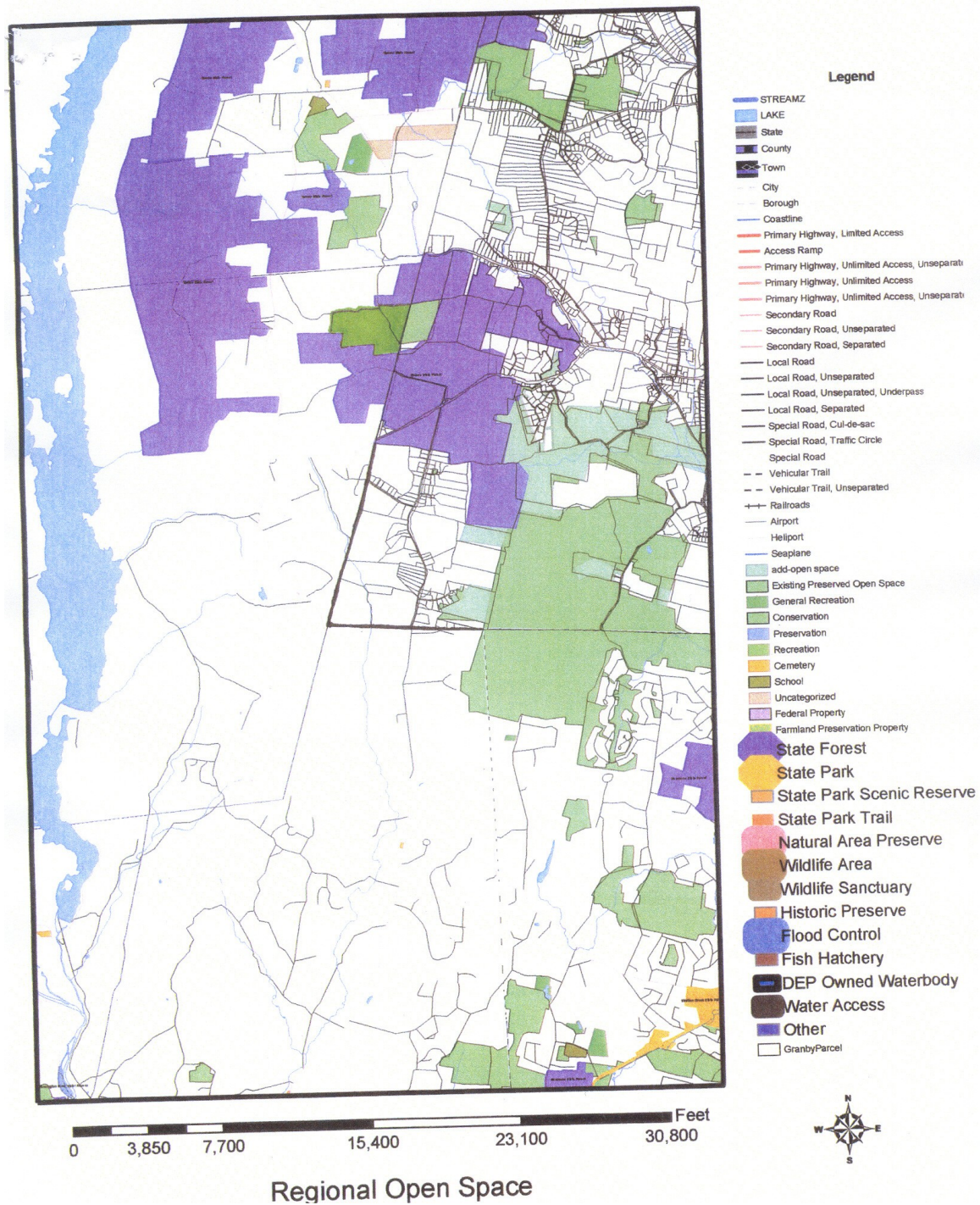


## Granby Permanent Open Space





# Regional Open Space

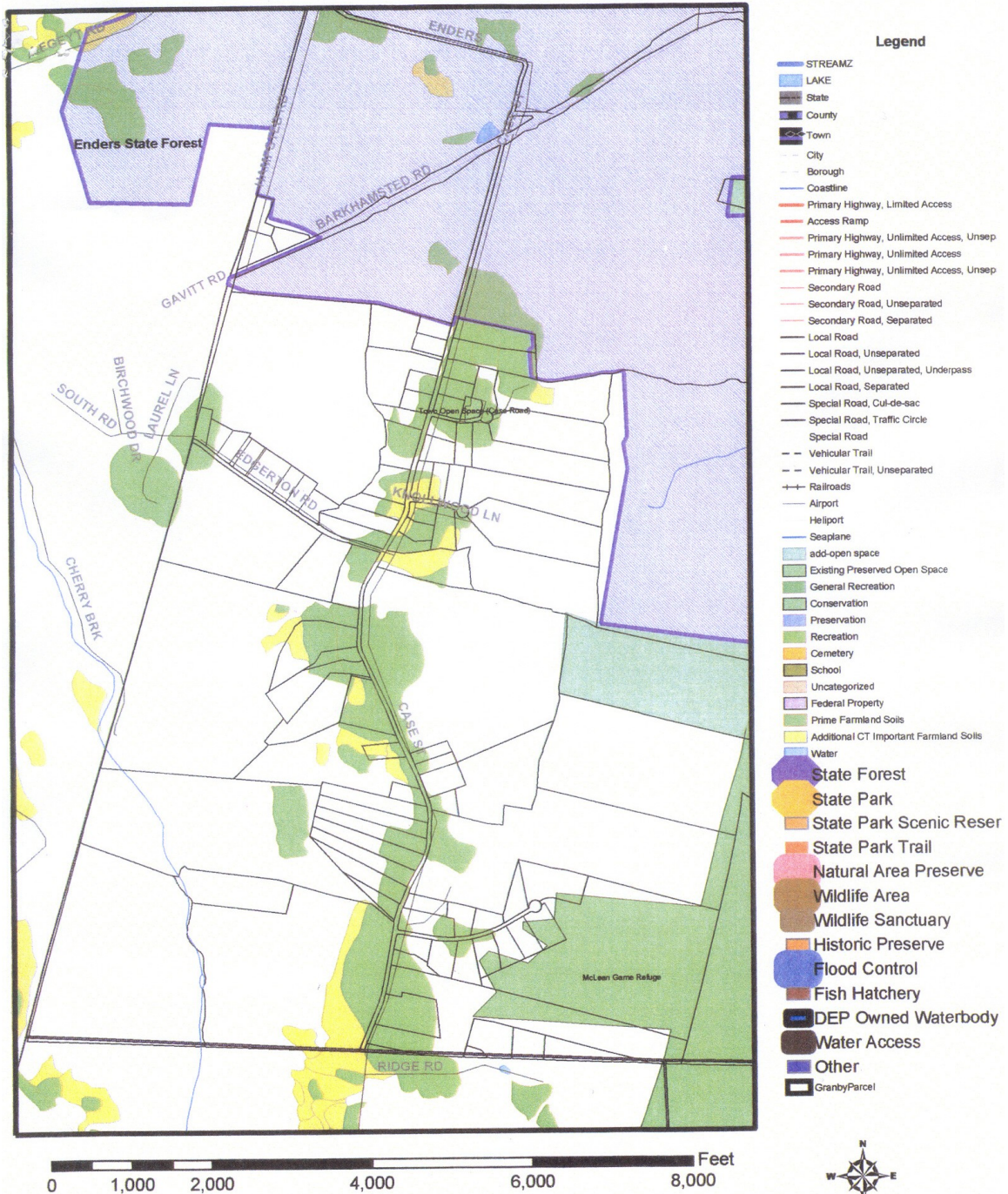




Open Space Linkages  
Wetlands  
Streams & Slopes



# Farmland Soils



Farmland Soils

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